

BOARD OF APPEAL REFERRALS

March 12, 1981

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514 Sumner Street, East Boston

MEMORANDUM

MARCH 12, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/31/81

Gas Service Station

Z-5062

Exxon Company USA

433 Washington Street, Brighton
at Foster Street

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Remodel Facility

Violation(s):

Section

Required

Proposed

8-6. Change in a Pre-existing conditional use
requires Board of Appeal Hearing.

18-1. Canopy not allowed in required front yard.

Renovation and modernization of facility will improve
efficiency and appearance. Recommend approval with proviso.

VOTED: In reference to Petition Z-5062, brought by Exxon
Company, USA, 433 Washington Street, Brighton, for
a conditional use and variance to remodel gas service
station facility in a Local Business (L-.5) District,
the Boston Redevelopment Authority recommends approval
provided facility comply with Board of Appeal guidelines
for gas service stations.



Z-5062

433 WASHINGTON ST.

(BRI.)

Board of Appeal Referrals

3/12/81

Z-5090

Moritz O. Bergmeyer
342-346 Commercial Street, Boston
near North Street

Hearing: 3/24/81.

Four-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Change occupancy from twelve apartments and two stores to eight apartments and office; erect one-story addition.

Violation(s):

Section

Required

Proposed

9-1. Extension of a non-conforming use requires Board of Appeal hearing.

15-1. Floor area ratio is excessive.

Proposal is consistent with existing residential developments in the Waterfront Area. Violation will not have an adverse impact. Recommend approval with proviso.

VOTED: In reference to Petition Z-5090, brought by Moritz O. Bergmeyer, 342-346 Commercial Street, Boston, for an extension of a non-conforming use and a variance for change of occupancy from twelve apartments and two stores to eight apartments and office in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5090
342-46 COMMERCIAL ST
(B.P.)

Board of Appeal Referrals

3/12/81

Z-5093

William J. Norton

465 Talbot Avenue, Dorchester
at Alban Street

Hearing: 3/24/81.

Gas Service Station.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Erect one-story addition.

Violation(s):

Section

Required

Proposed

8-6. Change in a Pre-existing conditional use
requires Board of Appeal hearing.

18-1. Front yard is insufficient.

Small addition (9'8" x 12') will allow petitioner to provide
space for Mass. Inspection Service. Recommend approval with proviso.

VOTED: In reference to Petition Z-5093, brought by William J.
Norton, 465 Talbot Avenue, Dorchester, for a conditional
use to erect a one-story addition to a gas service
station in a Local Business (L-1) District, the Boston
Redevelopment Authority recommends approval provided
facility comply with Board of Appeal guidelines for gas
service stations.



Z-5093
465 TALBOT AVE.
(DOR.)

Z-5094

Derlimi Realty Trust

92 Bedford & 43 Kingston Sts.,
Boston

Hearing: 3/24/81.

Five-story structure.

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from manufacturing of ladies apparel and restaurant to four apartments and restaurant.

Violation(s):

SectionRequiredProposed

17-1. Open space is insufficient.

Units would be consistent with ongoing residential development in the Downtown area. Nearby Lafayette Place Development, when completed, would tend to mitigate open space deficiency. Recommend approval with proviso.

VOTED: In reference to Petition Z-5094, brought by Derlimi Realty Trust, 92 Bedford & 43 Kingston Streets, Boston, for a variance for change of occupancy from manufacturing of ladies apparel and restaurant to four apartments and restaurant in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Nearby Lafayette Place Development, when completed, would tend to mitigate the open space deficiency.

Z-5094
92 BEDFORD ST.
43 KINGSTON ST.
(B.P.)

Z- 5098-5099

Women's City Club of Boston
39 Beacon & 5 1/2 Walnut Sts.
Boston

Hearing: 3/24/81.

Four-story structure.

District(s):	apartment <u>H-2-65</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Subdivide; change occupancy from Private Club
to one family dwelling.

Violation(s):

SectionRequiredProposed

14-4. Unobstructed access to rear lot is insufficient.

20-1. Rear yard is insufficient.

21-1. Setback of parapet is insufficient.

Proposal will allow subdivision of two story club building located in
rear for use as one family dwelling. Beacon Hill Civic Association has
no objection. Recommend approval with proviso.

VOTED: In reference to Petitions Z-5098-5099, brought by
Women's City Club of Boston, 39 Beacon & 5 1/2
Walnut Streets, Boston, for five variances to sub-
divide and change occupancy from Private Club to
one-family dwelling in an Apartment (H-2-65) District,
the Boston Redevelopment Authority recommends
approval provided plans for exterior changes, not
within Beacon Hill Architectural Commission jurisdiction,
are submitted to the Authority for design review.



Z-5098-99
39 BEACON ST.
5 1/2 WALNUT ST.
(B.P.)

Board of Appeal Referrals

3/12/81

Hearing: 3/24/81

Z-5100
Lois Sullivan
85 Centre Street, Roxbury
near Cedar Street

One-story structure.

District(s): apartment _____ general business B-1 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from store to social center
for profit.

Violation(s):

Section

Required

Proposed

23-2. Off-street parking is insufficient.

Private social club has existed at site for past six years.
Proposal to convert property to social club for profit is contrary to
the City's efforts to revitalize Roxbury neighborhoods. Off-street
parking deficiency would adversely affect adjacent residential areas.
Parking of three or four cars in ten foot passageway is unacceptable.
Residents have expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-5100, brought by
Lois Sullivan, 85 Centre Street, Roxbury, for
a variance for change of occupancy from store
to social center for profit in a General Business
(B-1) District, the Boston Redevelopment Authority
recommends denial. Proposal is contrary to the City's
efforts to revitalize Roxbury neighborhoods. Off-
street parking deficiency would adversely affect
adjacent residential areas. Parking of three or four
cars in ten foot passageway is unacceptable.



Z-75100
85 CENTRE ST
(ROXB.)

Board of Appeal Referrals

3/12/81

Z-5104

Stephen M. Roberts &

Gary I. Widett

918 Beacon Street, Boston

near St. Mary's Street

Hearing: 3/24/81.

Four-story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from two apartments,
store, office to five apartments.

Violation(s):

Section

Required

Proposed

8-7. Conversion of a dwelling to more families involving
increase in floor area ratio is forbidden in an H-2
District.

15-1. Floor area ratio is excessive.

Four apartments are existing. Additional unit will be located
in basement. Proposal is compatible with existing neighborhood
density. Abutters have no opposition. Recommend approval.

VOTED: In reference to Petition Z-5104, brought by
Stephen M. Roberts & Gary I. Widett, 918 Beacon
Street, Boston, for a forbidden use and variance
for change of occupancy from two apartments, store,
office to five apartments in an Apartment (H-2)
District, the Boston Redevelopment Authority recommends
approval. Four apartments are existing. Proposal is
compatible with existing neighborhood density.

LINE

Z-5104
918 BEACON ST
(B.P.)



Board of Appeal Referrals

3/12/81

Z-5109

Joseph Ferullo

63 Homer St., East Boston
near Moore Street

Hearing: 3/24/81.

Three-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one-story addition to three-family dwelling.

Violation(s):

Section

Required

Proposed

- 9-1. Extension of a non-conforming use requires Board of Appeal hearing.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.
- 19-1. Side yard is insufficient.
- 20-1. Rear yard is insufficient.

Rear family room addition would not have a significant affect on this two- and three-family neighborhood. Neither community nor Little City Hall have objections. Recommend approval.

VOTED: In reference to Petition Z-5109, brought by Joseph Ferullo, 63 Homer Street, East Boston, for an extension of a non-conforming use and four variances to erect a one-story addition to a three-family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Rear family room addition would not have a significant affect on this two and three family neighborhood.



Z-5109
63 HOMER ST.
(E.B.)

TIDAL FLAT

Board of Appeal Referrals

3/12/81.

Z-5119

Joseph A. Saponaro

514 Summer Street, East Boston
near Jeffries Street

Hearing: 3/24/81.

Three-story structure.

District(s): apartment H-1-40 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from two family dwelling and store
to five family dwelling.

Violation(s):

Section

Required

Proposed

- 8-7. Dwelling converted for more families which does not
meet the requirements of lot area, floor area and open
space is forbidden in an H-1-40 District.
- 14-2. Lot area is insufficient.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.

Former billiard room, vacant for past fifteen years, would be renovated
for two residential units. Owner is a lifetime occupant. Little City
Hall and area residents have no opposition. Recommend approval.

VOTED: In reference to Petition Z-5119, brought by Joseph A.
Saponaro, 514 Summer Street, East Boston, for a forbidden
use and three variances for change of occupancy from four
family dwelling and store to five family dwelling in an
Apartment (H-1-40) District, the Boston Redevelopment
Authority recommends approval. Proposal is compatible
with residential character of the area.



Z-5119
514 SUMNER ST.
(E.B.)

